BOOK 4049 PAGE 345

This Instrument Was Prepared By
DENNEY, LEFTWICH, LACKEY & CHERNA'
218 Third Avenue North
Nashville, Tennessee

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Cunniff	Fidelity Federal	Map 133-11
(NAME) 3830 Dewain Dr	(NAME)	Par. 111
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by John J. Cunniff, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Randall Phillips Builders, Inc.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said JOHN J. CUNNIFF, single

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Dewain Drive, at the corner of Lots Nos. 61 and 91; thence with the margin of said Drive northwesterly 78.17 feet to a point at the beginning of a curve; thence around said curve, northerly and northeasterly 38.86 feet to a point in the southwesterly margin of Cathy Jo Drive; thence with the margin of the same northeasterly 70 feet to a point; thence leaving said drive south 46° 13' east 120.6 feet to a corner of Lot No. 61 on said plan; thence with the line between Lots Nos. 91 and 61 southwesterly 117 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Ben R. McDonald et ux, of record in Book 3770, page 610, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 3770, page 214, and to easements, setback lines, conditions of owner's certificate, etc. as shown on plan of record in Book 3600, page 60, R.O.D.C., Tennessee.

This is ( ) unimproved (X) improved property, known as 3830 (House Number) Dewain Drive (Street), Nashville (P. O. Address:), Tennessee (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand this 17th day of August, 1966

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jack N. Sloan, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such President (only), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of August, 1966.

My commission expires July 28, 1970

Jack N Sloan
Notary Public

B 14, 80C L-17229

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOHN J. CUNNIFF

40688

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 22 2 53 PM '66

NOTED: BOOK 114 PAGE 266
RECORDING FEE $ 2.00
DEP. REG. 17

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE TAX $ 22.20
PROBATE .50
TOTAL $ 22.70

AUG 22 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 22 1966